

FOR SALE

S Lawn Ave.
O'Fallon, IL 62269

PRICE REDUCED:
\$410,000

W State St

S Lawn Ave

FOR SALE
BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
3.26 ACRES



DOLLAR GENERAL

HOT BOX
Cookie Co.

Hi-Pointe
DRIVE-THRU



CVS
pharmacy

SONIC

Denny's

PIZZA HUT

H&R BLOCK

W

EDLEY'S
BAR-B-QUE

3.26 ACRE MULTI-FAMILY DEVELOPMENT SITE

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

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Broker Associate
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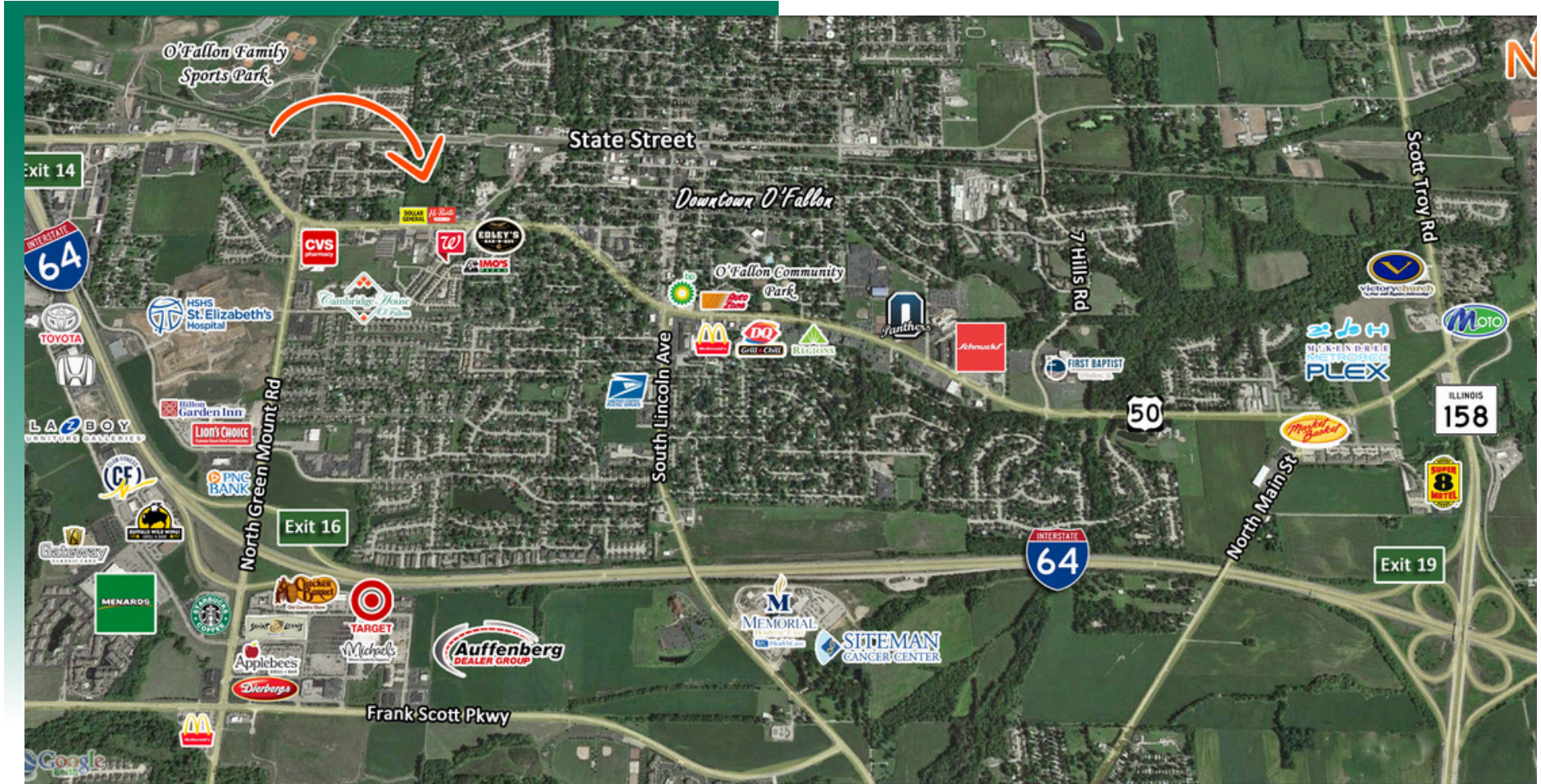
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

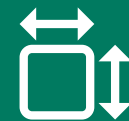
AREA MAP

S Lawn Ave., O'Fallon, IL



LOCATION OVERVIEW

Well located off of Hwy 50 in growth market of O'Fallon IL. Close proximity to I-64.



FRONTAGE: 300'
DEPTH: 475'



I-64



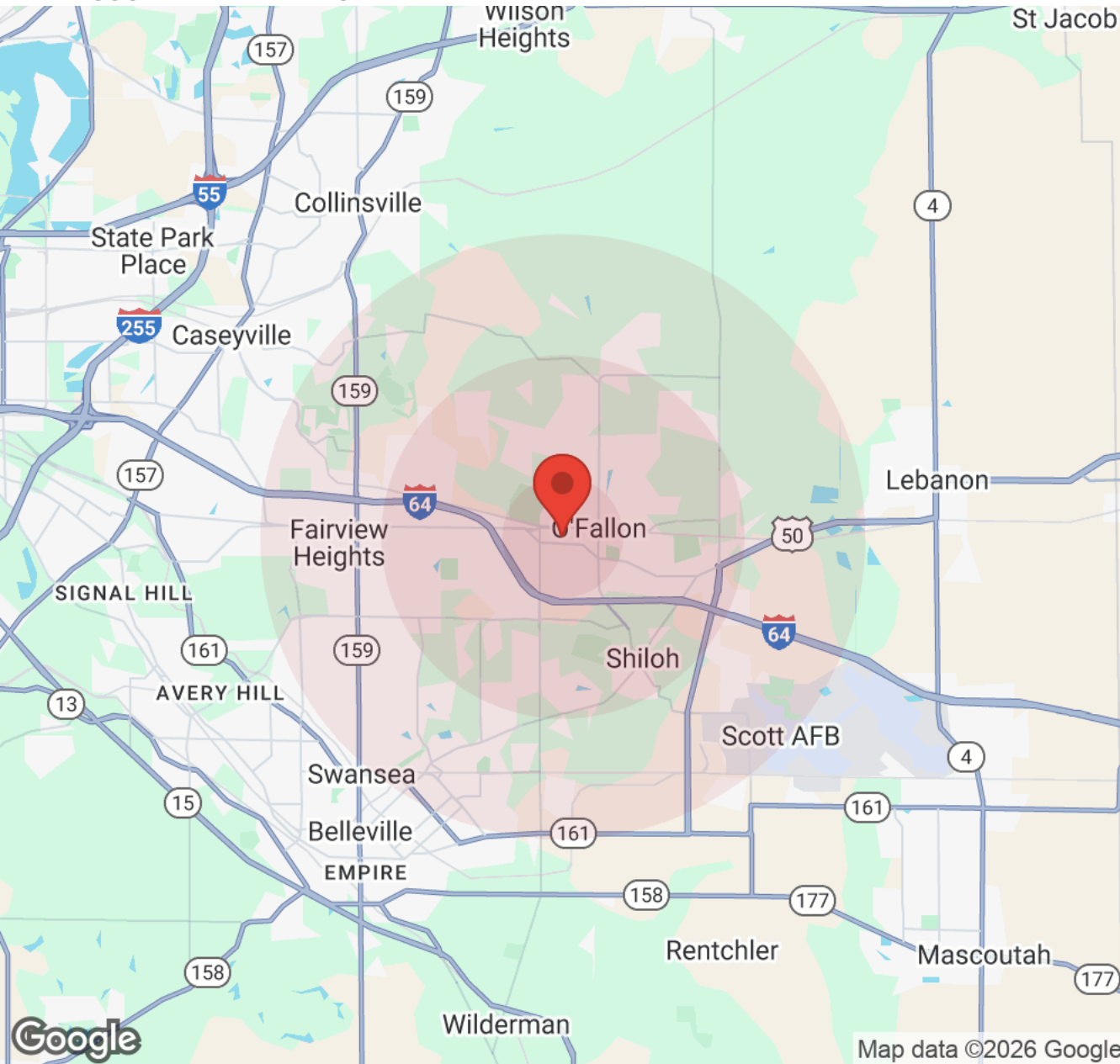
FLAT TOPOGRAPHY



EXIT 14

DEMOGRAPHICS

SOUTH LAWN AVENUE



Population	1 Mile	3 Miles	5 Miles
Male	3,847	22,291	41,327
Female	4,225	23,778	43,770
Total Population	8,072	46,069	85,097

Income	1 Mile	3 Miles	5 Miles
Median	\$77,502	\$102,860	\$96,999
< \$15,000	219	751	1,866
\$15,000-\$24,999	339	881	1,770
\$25,000-\$34,999	166	826	1,555
\$35,000-\$49,999	377	1,857	3,666
\$50,000-\$74,999	661	2,420	4,573
\$75,000-\$99,999	496	2,390	4,669
\$100,000-\$149,999	723	3,921	7,231
\$150,000-\$199,999	327	2,691	4,606
> \$200,000	314	3,082	5,144

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,980	20,559	38,534
Occupied	3,620	18,817	35,083
Owner Occupied	2,036	12,564	23,456
Renter Occupied	1,584	6,253	11,627
Vacant	360	1,742	3,452

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Map data ©2026 Google

LAND PROPERTY SUMMARY

SOUTH LAWN AVENUE

LISTING # 3070

LOCATION DETAILS:

Parcel #: 04300300036
County: IL - St. Clair
Zoning: MR-1 (P)

PROPERTY OVERVIEW:

Lot Size: 3.26 Acres
Min Divisible Acres: 3.26
Max Contig Acres: 3.26
Frontage: 300
Depth: 475
Land Status: Undeveloped
Topography: Flat
Archeological: No
Environmental: No
Survey: No

TAX INCENTIVE ZONES:

TIF District: No
Enterprise Zone: No
Opportunity Zone: No
Foreign Trade Zone: No

TRANSPORTATION:

Interstate Access: I-64

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 13,000



SALE INFORMATION:

Sale Price: \$410,000
Price / Acre: \$125,767
\$/SF (Land): \$2.89

UTILITY INFO:

Water Provider: City
Water Location: Lawn Ave
Sewer Provider: City
Sewer Location: Lawn Ave
Gas Provider: Ameren
Gas Location: Lawn Ave
Electric Provider: Ameren
Electric Location: Lawn Ave

PROPERTY DESCRIPTION:

3.26 Acres available for development. Multifamily/Townhome project already approved through city. Contact broker for drawings and 3rd party materials.

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